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**WEDNESDAY,
April 12, 2023**

BEGINS 6:15 P.M.

DELTA CITY PLANNING & ZONING PUBLIC HEARING NOTICE

**Delta City Municipal Complex
76 N 200 W
DELTA, UT 84624
435.864.2759**

The Planning and Zoning Commission of Delta, Utah will hold a Public Hearing on Wednesday, April 12, 2023 at the Delta City Municipal Complex located at 76 N 200 W in Delta, Utah, that will begin promptly at 6:15 p.m. The purpose of the public hearing is:

To receive and consider public comment regarding the proposed rezoning of the following real property:

Legal Description:

PART OF THE NORTHEAST QUARTER OF SECTION 7, THE SOUTHEAST QUARTER OF SECTION 6, AND THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF DELTA ESTATES, SAID POINT BEING SOUTH 262.05 FEET AND WEST 463.82 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 89°15'00" WEST 857.50 FEET ALONG THE NORTH LINE OF DELTA ESTATES; THENCE NORTH 00°19'54" EAST 1603.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 750 NORTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 5384.74 FEET, AN ARC LENGTH OF 369.47 FEET, A DELTA ANGLE OF 03°55'53", A CHORD BEARING OF SOUTH 86°39'19" EAST, AND A CHORD LENGTH OF 369.39 FEET; THENCE SOUTH 00°45'00" WEST 48.01 FEET; THENCE SOUTH 84°45'16" EAST 28.57 FEET; THENCE SOUTH 71°56'43" EAST 787.07 FEET; THENCE SOUTH 78°32'20" EAST 945.40 FEET; THENCE SOUTH 47°45'00" WEST 1652.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 49.055 ACRES.

Proposed zone change is from Mobile Home (M-H) Zone to Single and Multi-Family Residential (R-4) Zone. Delta Crossings; applicant. The Commission will consider input from all interested parties prior to making a recommendation to the Delta City Council on this issue.